



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Cliff Leary
Chairman

Phyllis Trombi
Councilwoman

Jerry Hollingsworth
Vice Chairman

Bob Parker
Councilman

Ramzi Murad
Councilman

DRAFT – SUBJECT TO GFDC APPROVAL September 16, 2008 MINUTES OF August 19, 2008

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Cliff Leary	Peter Drinkwater
Phyllis Trombi	Roger Griffiths
Bob Parker	Lee Ann Lardy
Barry Bardack	Nelson Olivas
	Cynthia Curtis
	Sunny Barrett
	Eric Nelson
	Sarah Solis
	Michael Khoury

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Leary called the meeting to order at 6:05 p.m. Ramzi Murad was absent.

2. APPROVAL OF MINUTES

Mr. Leary made a motion that the minutes of June 17, 2008 be approved. Ms. Trombi seconded the motion, which passed unanimously.

3. CHAIRMAN'S REPORT

Mr. Leary welcomed and introduced Barry Bardack to the Council. Mr. Leary stated that Mr. Bardack is an experienced business owner and pilot, as well as an aviation engineer. He regularly attends GFDC meetings and is dedicated to

the safety of the airport and its users. He serves on the San Diego Regional Airport Authority Land Use Commission and has attended over 80 meetings since he joined in 2006. Mr. Leary shared a news story he saw on July 31st on channel 9 regarding the Sheriff Station's Search and Rescue team. Mr. Leary reminded everyone about marketing Gillespie Field and stated that the Council and Airport staff are receptive to and will help develop any marketing ideas.

4. FORRESTER CREEK

Mr. Leary introduced Gary Watts of Pacific Scene Commercial, Real Estate Developers. Mr. Watts stated that Pacific Scene submitted the Forrester Creek Industrial Park Entitlement Package to the City of El Cajon Planning Department. The EIR and entitlement packages are under review. Rob Bodenhamer, Architect, introduced a brief presentation regarding the site and building detail on Weld Blvd. and Cuyamaca. Phase 1 is building A and B, phase 2 is building C, phase 3 is building D (see Pacific Scene attachment). Michelle Landis, Landscape Architect, spoke about Assets and Constraints as well as landscaping options and ideas (see Pacific Scene attachment). Mr. Bodenhamer spoke about building colors, shaping and size in order to accommodate the surrounding environment (see Pacific Scene attachment).

Mr. Bardack stated that he fully supports this project for the airport and the community. He asked if all the development complied with the Planning and Land Use handbook, Pacific Scene answered that it did. Mr. Bardack stated that he felt that safety zone 2 off 27 R should come out a little farther. Mr. Bardack asked about the density of people that will be using the new buildings. Mr. Bodenhamer stated that they have taken those densities into consideration. Mr. Bardack expressed his concern about the type of palms they plan to use as palms can get rather tall and can attract crows. Ms. Landis stated that they are looking for palms that stay lower than 35 feet. Mr. Parker stated that he is happy that the development will create jobs; he inquired about the elevation of the buildings. Mr. Bodenhamer stated that the buildings will be depressed to stay below certain elevations. Mr. Parker asked if the plan had been approved by the FAA. Mr. Drinkwater stated that the plans have been scrutinized by many people. The CalTrans hand book requirements were used as an exhibit in the RFP phase after General Services put together basic original plans. Development of this project has taken 4 years of work and Pacific Scene has made a tremendous commitment to trying to comply with all requirements. Most recently the FAA had a problem with the detention basin and it was redesigned now being totally underground and acceptable to FAA; Pacific Scene worked with the FAA to achieve compliance on all issues. Ms. Trombi stated that she is comforted by the fact that the FAA has done such a thorough review.

Ms. Gomes shared her concerns about how quickly some palm trees grow and that they attract rats; rats tend to eat wires. She also shared that her experience with pepper trees and their rooting systems can affect plumbing. Mr. Hammerstrand stated that the area is supposed to be strictly for aviation use. Mr. Leary clarified that the area was released by the FAA for non-aviation use. Ms.

Lardy confirmed that the land was released by the FAA in 1967 for non-aeronautical use. Mr. Hammerstrand inquired as to water usage in the buildings and the landscape. Mr. Bodenhamer stated that they are taking water usage into account and that the plants they will choose will require little water. Mr. Hammerstrand stated that artificial landscaping would lessen the water usage as well as cut down on the wild life.

5. CAJON AIR CENTER REDEVELOPMENT

Program Environmental Impact Report/ Environmental Assessment Status and Schedule Update

Nelson Olivas, a manager for Environmental Services, introduced Cynthia Curtis who gave a presentation regarding the redevelopment of the Cajon Air Center. She gave information regarding the EIR/EA background, aviation forecast data, terminal area forecast, EIR/EA impacts, key points in the EIR/EA schedule, and steps to the final EIR/EA (see EIR attachment).

Ms. Trombi inquired as to the aviation advantages and where the over 100 comments that were turned in were recorded. Ms. Lardy stated that the positive advantages were listed in the EIR/EA draft. Ms. Curtis stated that by March 2009 the NEPA and CEQA should be completed and the beginning of public review may start. Mr. Bardack requested that any time there is an opportunity to showcase the benefits of Gillespie they should be included in presentations. Mr. Leary spoke about the San Diego Ambrosia and the 70 acres as a mitigated source to protect and maintain the Ambrosia. He recommended that just as the Ambrosia was moved here, it could possibly be moved somewhere else. Ms. Curtis explained that the U.S. Fish and Wildlife Service has jurisdiction over the Ambrosia and it will be up to their research as to what solutions can be used.

Mr. Hammerstrand offered to take the 1.1 acre of Ambrosia and maintain it if he can get his 5 acres of leased land. Ms. Gomes inquired whether or not the Ambrosia was DNA tested. Mr. Olivas confirmed that DNA testing had not been done. He stated that if further testing was needed it would be done but that DNA testing has not been requested by U.S. Fish and Wildlife. Ms. Gomes suggested that the Ambrosia be transplanted. Mr. Parker stated that Gillespie Field should be developed to its fullest extent. Mr. Leary stated that there were two more presentations and requested that further questions be held until the end.

Infrastructure Design and Development Design and Construction

Michael Khoury shared the updated Cajon Air Center schedule (see Cajon Air Center schedule attachment). He stated the County is currently in the process of acquiring a consultant to design the infrastructure which should be completed by December 2009. They will then advertise the project for construction and will request grant funding from the FAA. If everything goes well FAA funding comes through, they hope to break ground by July 2010. Eric Nelson cautioned the GFDC that lessee access to the taxiways and private lots may be restricted time wise by FAA funding for construction. He stated that the FAA may not fund the

entire project amount in one fiscal year. He believes that it's possible, even likely, that the project may be funded over several fiscal years and thus, lessee access to the sites may not be as soon as 2010.

Request for Proposals/ Private Hangar Development Target Dates for Publication, Award of Leases and Private Construction

Ms. Lardy gave a presentation about the Request for Proposals for Private Hangar Development (see RFP attachment). She explained that although RFPs for lease of Airport land are not required by law, they assure a level playing field and conducting an RFP is the fairest way to select developers when there are multiple parties interested in a small number of parcels. Ms. Lardy spoke about what information will be in the RFP as well as what will be expected from developers in the submittal. She stated that revised development standards, minimum base rent, development/traffic impact fees, phasing, multiple/specific parcel, and criteria for selection are still to be determined and will be discussed at future GFDC meetings. Ms. Lardy explained that the final RFP cannot be published until the EIR is certified by the Board of Supervisors. This is because many parts cannot be finalized until the EIR process is complete. The draft RFP will be presented to the GFDC at the same time the EIR is presented for recommendation to the Board of Supervisors (BOS), currently targeted for August 2009. The formal publication of the RFP will become available soon after the EIR/EA certification by the BOS, targeted for October 2009. Ms. Lardy explained that a "Selection Panel" would be responsible to narrow down the list of RFP's and the timetable after the selections have been made (see RFP attachment).

Mr. Parker expressed his concerns that in today's economy, what if once the selection has been made, the chosen party cannot secure money from the bank. Ms. Lardy said that if they felt they did have the ability to perform, they would have the opportunity to negotiate with the County. Mr. Bardack reminded Airports staff that every 6 months the schedule gets pushed back is that much longer that the land will not be developed and to do anything to consolidate the schedule. Vern Kagen, member on the Board of Directors for Gillespie Pilots Association, inquired about who will make the choice of who gets the lease out of the 130 people vying for 8 spaces. Ms. Lardy explained that a "Selection Panel" will be put together and may consist of a member of the GFDC, an individual independent of Gillespie, someone from the airport authority, and possibly Real Property staff. Selection Panels in the past have typically been about 6 people. The Panel will be responsible to reach a consensus on who to choose out of the submitted RFP's. Ms. Trombi asked about the draft layout of the 70 acres and how many acres the North end consists of. Mr. Nelson replied that it's about 10 acres for the whole transient area and the t-square that will be maneuver area. Everything is according to spec as it will be FAA funded. Ms. Trombi asked if that area would be made available to private developers. Mr. Nelson explained that the area north of the transient ramp is space required for maneuver area. He said that there is a lot of open space, but everything is according to FAA spec as it will be FAA funded. This area is needed to comply with the minimum radii of

curvature. Ms. Trombi expressed her concern that 70 acres went to 55 which is now 40.27 for private development. Mr. Nelson explained that his numbers are according to actual FAA specifications and according to minimums of classification B2; he further explained that there was only enough space for maneuver area and transient ramp due to the fact that a dual taxiway system is needed. In addition, there will be transient helicopter spots located in the area. Ms. Lardy clarified that approximately 55 acres of that space is usable, just not leaseable for private development. Ms. Trombi inquired as to whether or not that extra acreage could be used for a small development. Mr. Nelson explained that in his experience, you should not lease out every square inch of space and that it's important to maintain open area in case of fires, aircraft transport or drainage. Allen Riker of the Commemorative Air Force thanked Ms. Lardy for her presentation and stated that he would like to brief his staff on what was briefed during the presentation and asked for a copy of the presentation. Ms. Lardy stated that the presentation would be available online.

6. REAL PROPERTY UPDATE

Ms. Lardy reminded everyone to take a copy of the revised Cajon Air Center schedule and stated that staff is optimistic there will be no more large set backs.

Further negotiations with Cuyamaca East Partners have refined the terms of the lease and shifted the commencement and termination date to January 1st 2009 - December 31st 2063. The due diligence has already been performed and the lease will be taken to the Board. The lessee no longer has the ability to cancel the lease because the due diligence has been completed.

Ms. Trombi inquired about the status of the Grossmont College parking lot. Ms. Lardy stated that it is complete and that it will be used for staff and faculty starting Monday, August 25th. Ms. Trombi asked for a reminder of how much Grossmont College is paying. Ms. Lardy answered that they are paying approximately \$4,870 a month based on a per acre per month using a public use rate. It's anticipated the period will be for about nine months. Ms. Trombi inquired if the rent that they are paying us would make a wash for any legal cost incurred for the injunction that stopped the development in the first place. Ms. Lardy clarified that there was no injunction; a Notice of Determination was done stating there was no environmental impact. The Cities of El Cajon and Santee had 20 days to respond and on the 20th day they responded saying they thought there were impacts that had not been studied. No court injunction time was needed; County staff revisited impacts and issued a Mitigated ND and no further response was received. The temporary parking lot fulfills a public benefit need, generates some airport revenue and creates material base for future improvements.

7. GFDC SUNSET REVIEW

Mr. Leary explained that once a year ¼ of all citizen volunteer and committee groups formed by the Board of Supervisors and Federal Mandate and County Ordinances must justify their necessity. Mr. Leary explained that the Gillespie

Field Development Council is a joint powers agreement between the City of El Cajon and County of San Diego set up in 1974. Through a series of amendments, the GFDC was extended until 2010. The Development Council has guided successful industrial and economic development of airport properties and made recommendations on new leases as well as lease amendments. They have advised the Board of Supervisors and worked with the Airport Authority on the Land Use Compatibility Plan. Mr. Leary stated that there is more work to be done, some is under way, some is yet to start. He recommended that until their responsibilities and objectives have been substantially achieved, the GFDC continue in order to support development of Gillespie Field, ensure economic stability, and the continued need for cooperative implementation of development.

Mr. Leary made a motion that the Council approve the drafted Sunset Review for the GFDC Chairman signature and submittal to the County of San Diego Clerk of the Board. Ms. Trombi seconded the motion, which passed unanimously.

8. AIRPORTS DIRECTOR UPDATE

Mr. Drinkwater spoke about *Plane News* and stated that Sarah Solis had done a great job giving *Plane News* a fresh look and reminded everyone to take a copy as well as copies of the updated Cajon Air Center schedule and other handouts. He informed the Council that *Plane News* had received good reviews from the Department of Aeronautics as well as the FAA.

9. AIRPORT MANAGER UPDATE

Mr. Griffiths updated the Council on the Transient Ramp construction. He explained that they found 4-5 feet of saturated clay; the solution is a soil/cement mix. Mr. Griffiths announced that Monday, August 25th construction would begin on the area in front of the terminal where, because it's a different cross section of pavement, they would grind 2 inches off the top and pave over that. Mr. Griffiths announced that operating numbers were down about 22% most likely due to the loss of Silver State and Anglo as well as fuel prices. There were 6 total noise complaints in June with 5 being local, and 10 total noise complaints in July with 8 being local. Mr. Griffiths explained that U.S. Navy training over East County had generated two complaints.

10. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Mr. Hammerstrand asked about parking on the West Transient Ramp and said that there was no place to park vehicles. Mr. Leary answered that there are 3 parking stalls. Mr. Hammerstrand stated that he did not know where the parking was. Mr. Griffiths offered to show Mr. Hammerstrand where parking is available. Mr. Hammerstrand said that there needs to be better signage where the pavement is torn up near Sky Harbor and asked about repairs to that area of pavement. Mr. Griffiths explained that area was due to be repaired using the FAA

money that was sent for construction. Because of the saturated clay on the transient ramp, the money that was going to be used on Taxiway C was depleted. Mr. Griffiths explained that he has purchased additional barriers with lights and flags. Mr. Griffiths stated that he is working with the Airports Engineer to find the funds to do a patch and repair on the area near Sky Harbor. Ms. Trombi requested that this issue be moved to Old Business for the next meeting. Mr. Bardack asked why AEF funds couldn't be used to repair the pavement. Mr. Nelson explained that we try to use Federal or State funds on such projects. If we use the AEF, there is one 'pot' dedicated to asphalt funds. Taxiway C may be competing against necessary repairs at Ramona, Palomar or Fallbrook. The money is divided according to priority. Mr. Nelson explained that for one fiscal year, the asphalt budget is \$300,000, 40% of asphalt is petroleum oil base, and that asphalt prices have doubled. Mr. Drinkwater asked Mr. Nelson about the cost of the soil stabilization on the East Transient Ramp. Mr. Nelson answered that it cost us about \$300,000. Mr. Drinkwater explained that out of a \$1.3 M FAA grant, \$300,000 was used on the soil/clay situation and if the rest of the \$1M is used on a patch job at the beginning of the fiscal year, that leaves very little money for asphalt projects at all eight County Airports. Mr. Bardack asked for some sort of temporary fix. Mr. Nelson explained that at the very least, it will be patched.

Ms. Gomes told Mr. Nelson that she'd like to talk with him about the water under Bradley Bridge. She also thanked Ms. Solis for her work on *Plane News*.

11. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

There were no recommendations for future items.

12. OLD BUSINESS

There was no old business.

13. NEW BUSINESS

There was no new business.

Mr. Leary adjourned the meeting at 8:17 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, September 16, 2008 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Sarah Solis, Office Support Specialist